

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
S/S Hunter Mill Road \* ZONING COMMISSIONER  
3221 Hunter Mill Road \* OF BALTIMORE COUNTY  
10th Election District \* CASE # 92-287-SPH  
3rd Councilmanic District \*  
Contract Purchasers: W. Kenneth \*  
Vansant, Jr., et ux \*  
Legal Owners: Lillian H. \*  
Vansant & Richard T. Hanna \*  
Petitioners \*  
\*\*\*\*\*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing filed by adjacent property owners, namely, Lillian H. Vansant and Richard T. Hanna. These neighbors jointly request approval of a land swap and non-density transfer of 2.10 acre parcels between the Vansant farm (identified as Lot No. 1) and the Hanna farm (identified as Lot No. 2) in an R.C.2. zone, all as more particularly shown on Petitioners' Exhibit No. 1, the plan to accompany the Petition.

The Petitioners were present at the public hearing for this case and were represented by Mark J. Daneker, Esquire. There were no Protestants present.

Testimony presented was clear and uncontradicted. The Petitioners own contiguous farm properties located in a rural section of Baltimore County adjacent to Hunter Mill Road. Evidence was offered that the properties are zoned R.C.2 and are used for agricultural purposes. Apparently, many years ago, a land transfer and the resultant survey was completed which resulted in an unusual layout for the properties. Particularly, the Vansant farm, as is shown in the plat, wraps around the Hanna farm and a long narrow strip of land now owned by Mr. and Mrs. Vansant blocks the Hanna farm's access across

Hunter Mill Road. In order to remedy this unusual configuration, the parties intend to swap 2.10 acre parcels. This would provide the Hanna farm with unencumbered access to Hunter Mill Road while increasing the Vansant property by a like amount on the north side of their parcel. It is most significant that this swap and transfer will not increase density but is only undertaken to provide a more logical configuration of these properties.

As noted previously herein, there were no Protestants present and the Zoning Advisory comments do not disclose any objection to the proposed transfer. There is no evidence that the proposed swap would be detrimental to the subject properties or surrounding locale. Therefore, same will be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14 day of March, 1992 that, pursuant to the Petition for Special Hearing, approval of a land swap and non-density transfer of 2.10 acre parcels between the Vansant farm (identified as Lot No. 1) and the Hanna farm (identified as Lot No. 2) in an R.C.2. zone, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmm

-2-

Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning

Suite 113, Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 18, 1992

Mark J. Daneker, Esquire  
Semmes, Bowen and Semmes  
250 W. Pratt Street  
Baltimore, Maryland 21201

RE: Petition for Special Hearing  
Case No. 92-287-SPH  
W. Kenneth Vansant, Jr., et ux, Contract Purchasers  
Lillian H. Vansant, et al, Legal Owners,  
Petitioners

Dear Mr. Daneker:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

att.

cc: Mr. and Mrs. W. Kenneth Vansant

cc: Ms. Lillian H. Vansant

cc: Mr. Richard Thomas Hanna

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 10th Date of Posting: 3/18/92  
Posted for: Special Hearing  
Petitioner: W. Kenneth Vansant, Jr. et ux, Contract Purchasers  
Location of property: 3221 Hunter Mill Road  
Location of Sign: 3221 Hunter Mill Road  
Remarks: None  
Posted by: [Signature] Date of return: 3/18/92  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. 2114, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/13, 1992

THE JEFFERSONIAN.

S. Zeke Orlan  
Publisher

\$94.70

#### Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

92-287-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a land swap and non density transfer of 2.2 acre parcels between the Vansant Farm (Lot 1) and the Hanna Farm (Lot 2) in an R.C.2 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Vansant Lot 1  
W. Kenneth Vansant, Jr. and  
Lillian H. Vansant - Lot 1  
(Type or Print Name)  
Signature: [Signature]  
2901 Hunter Mill Road  
Address  
White Hall, Maryland 21161  
City and State  
Signature: [Signature]  
Attorney for Petitioner:  
Mark J. Daneker, Esquire  
(Type or Print Name)  
Signature: SEMMES, BOWEN & SEMMES  
Address: 250 West Pratt Street  
Baltimore, MD 21201  
City and State  
Attorney's Telephone No.: 301-576-4832  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Mark J. Daneker, Esquire  
Vansant, SEMMES, BOWEN & SEMMES  
250 W. Pratt St., Baltimore, MD 21201  
Address: 301-576-4832 Phone No.



OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING - 1/2HR.  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVIEWED BY: [Signature] DATE: 3-17-92

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. 2114, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/13, 1992

TOWSON TIMES.

S. Zeke Orlan  
Publisher

\$94.70

PHILIP F. CROSS  
JOHN P. ETZEL  
WILLIAM G. ULDRICH  
GORDON T. LANGDON  
DAVID E. HANCOCK

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

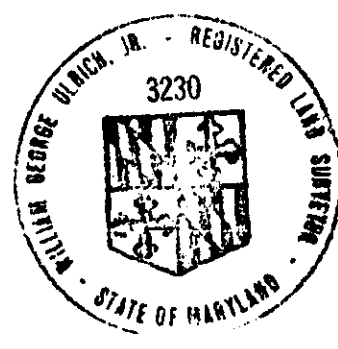
PHILIP F. CROSS  
JOHN P. ETZEL  
WILLIAM G. ULDRICH  
GORDON T. LANGDON  
DAVID E. HANCOCK

November 20, 1991

FOR THE PURPOSE OF ZONING ONLY  
PARCEL A

Beginning for the same at the intersection of the centerline of Hunter Mill Road with the third or North 48 degrees 25 minutes East 411 foot line of the parcel of land which by a deed dated August 1, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2985 folio 65 was conveyed by St. Clair E. Hess and wife to W. Kenneth Vansant and wife, said point of beginning also being 4,610.00 feet, thence measured westerly along the centerline of Hunter Mill Road, from the centerline of Troyer Road, North 63 degrees 47 minutes West 200.00 feet, thence leaving Hunter Mill Road and running through the lands of Thomas Hanna et al, South 36 degrees 56 minutes 40 seconds West 931.03 feet to intersect the second or North 48 degrees 25 minutes East 2,230 foot line of the aforesaid parcel of land that was conveyed by Hess to Vansant, and thence running with and binding on a part of said second line and on part of said third line, North 48 degrees 25 minutes East 988.00 feet to the place of beginning.

Containing 2.10 Acres of land more or less, for the purpose of a non-density transfer (located in the Tenth Election District of Baltimore County).



William S. Uweil

PHILIP F. CROSS  
JOHN P. ETZEL  
WILLIAM G. ULDRICH  
GORDON T. LANGDON  
DAVID E. HANCOCK

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

PHILIP F. CROSS  
JOHN P. ETZEL  
WILLIAM G. ULDRICH  
GORDON T. LANGDON  
DAVID E. HANCOCK

November 20, 1991

FOR THE PURPOSE OF ZONING ONLY  
PARCEL B

Beginning for the same at the intersection of the centerline of Hunter Mill Road with the fifth or South 48 degrees 30 minutes West 2,120 foot line of the parcel of land which by a deed dated August 1, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2985 folio 65 was conveyed by St. Clair E. Hess and wife to W. Kenneth Vansant and wife, said point of beginning also being 5,998.00 feet, measured westerly along the centerline of Hunter Mill Road and the centerline of Troyer Road, thence leaving the center of Hunter Mill Road and running with and binding on a part of said fifth line, and on the sixth line, and on a part of the seventh line of the aforesaid parcel of land which was conveyed by Hess to Vansant the three following courses and distances viz: South 48 degrees 30 minutes West 997.90 feet, North 16 degrees 25 minutes West 123.75 feet and North 50 degrees 35 minutes East 912.82 feet to the centerline of Hunter Mill Road, and thence running and binding on the centerline of Hunter Mill Road, South 64 degrees 20 minutes East 85.60 feet to the place of beginning.

Containing 2.10 Acres of land more or less for the purpose of a non-density transfer (located in the Tenth Election District of Baltimore County).



William S. Uweil

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: 2/25/92

Lillian H. Vansant and Richard T. Hanna  
c/o Mark J. Daneker, Esq.  
250 W. Pratt Street  
Baltimore, Maryland 21201

RE: CASE NUMBER: 92-287-SPH  
S/S Hunter Hill Road  
2727 Hunter Hill Road  
10th Election District - 3rd Councilmanic  
Legal Owner(s): Lillian H. Vansant and Richard Thomas Hanna  
Contract Purchaser(s): W. Kenneth Vansant, Jr. and Darlene T. Vansant

Dear Petitioner(s):

Please be advised that \$119.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE SCHEDULING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON  
DIRECTOR

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

JANUARY 28, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-287-SPH  
S/S Hunter Hill Road  
2727 Hunter Hill Road  
10th Election District - 3rd Councilmanic  
Legal Owner(s): Lillian H. Vansant and Richard Thomas Hanna  
Contract Purchaser(s): W. Kenneth Vansant, Jr. and Darlene T. Vansant  
HEARING: MONDAY, MARCH 16, 1992 at 9:30 a.m.

Special Hearing to approve a land swap and non-density transfer of 2 (+/-) acre parcels between the Vansant Farm (Lot #1) and the Hanna Farm (Lot #2).

Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Lillian H. Vansant  
Richard Thomas Hanna  
W. Kenneth Vansant, Jr., et ux  
Mark J. Daneker, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

February 25, 1992

Mark J. Daneker, Esquire  
Semmes, Bowen & Semmes  
250 West Pratt Street  
Baltimore, MD 21201

RE: Item No. 303, Case No. 92-287-SPH  
Petitioner: Lillian H. Vansant, et al  
Petition for Special Hearing

Dear Mr. Daneker:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Printed on Recycled Paper

Zoning Plans Advisory Committee Comments  
Date: February 25, 1992  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,  
W. Carl Richards, Jr.  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:jw  
Enclosures  
cc: Mr. W. Kenneth Vansant, Jr.  
2901 Hunter Hill Road  
White Hall, MD 21161

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning

SUBJECT: Vansant/Hanna Property, Item No. 303

In reference to the Petitioner's request, the staff offers the following comment:

This office supports the subject request provided that no additional density will be available as a result of the transfer.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:  
Jeffrey Long

GLK/JL:rdn  
ITEM303/TXTRO2

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this 17th day of January, 1992.

Received By:  
W. Carl Richards, Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Lillian H. Vansant, et al  
Petitioner's Attorney: Mark J. Daneker

Printed on Recycled Paper

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: February 20, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Ruhee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: February 4, 1992

This office has no comments for item numbers 298, 299, 300, 301, 302 and 303.

Ruhee J. Famill  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500 (301) 887-4500

JANUARY 21, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: LOT #1: LILLIAN H. VANSANT  
LOT #2: PICHARE THOMAS HANNA

Location: #2727 HUNTER HILL ROAD

Item No.: 303 Zoning Agenda: FEBRUARY 4, 1992

Comment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and  
Planning Group Approved  
Special Inspection Division Fire Prevention Bureau

JF/FFB

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 13, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for February 4, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 299, 300, 301, 302 and 303.

For Item 304, this site must be submitted for review and comments under the minor subdivision process.

For Item 298, a County Review Group Meeting will be required.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

BALTIMORE COUNTY  
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

TO: Julie Miniarski  
Office of Zoning Administration and  
Development Management

FROM: A. J. Haley, Deputy Director  
Economic Development Commission

DATE: January 29, 1992

RE: Zoning Advisory Comments for Meeting of February 4, 1992

This office has no comment for items 298, 299, 300, 301, 302, 303 and 304.

RECEIVED  
JAN 30 1992  
ZONING OFFICE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

*Richard Hanna*

*8041 288 Ridge Rd*

*Douglas Dausant*

*8737 Hunter Mill Rd White Hall*

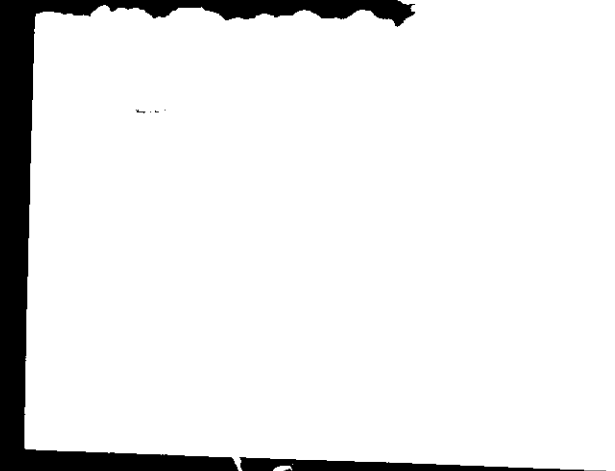
*Thomas Dausant*

*277 Hunter Mill Rd White Hall*

*MD 20161*

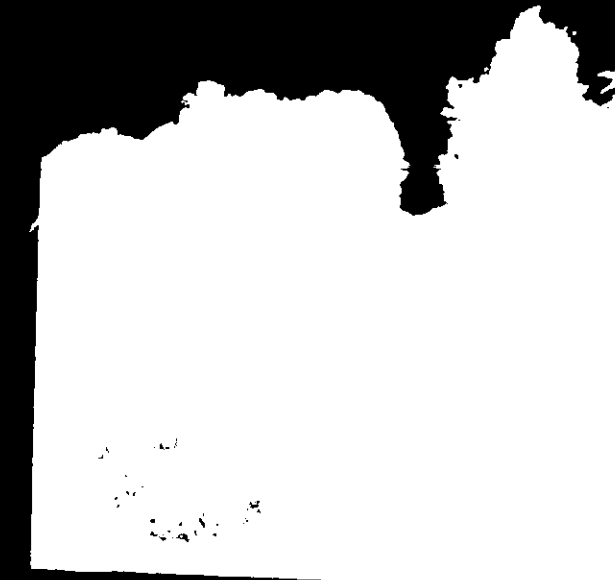
*2/1/92*

North (Hanna Mill Rd)



Richard Hanna's ground  
North (Hunter Mill Rd)

South



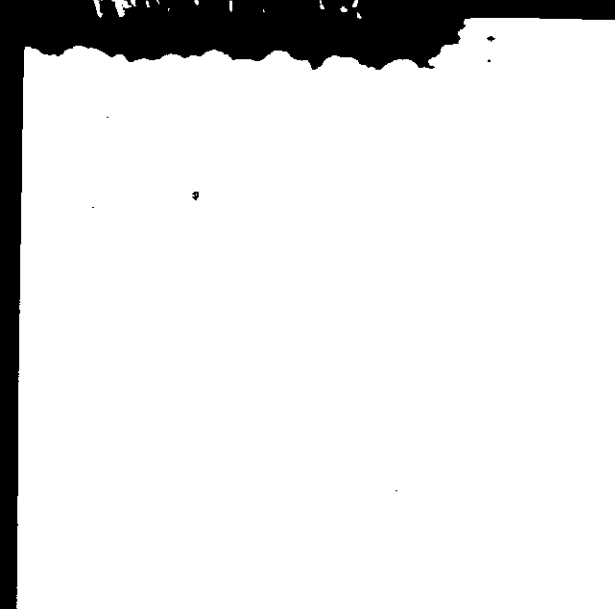
Vinsant  
South Hanna

Hanna property  
Vinsant  
Hanna property

303



Hanna property  
South  
Hanna property  
Vinsant  
Hanna property



North Hanna  
Richard Hanna  
South









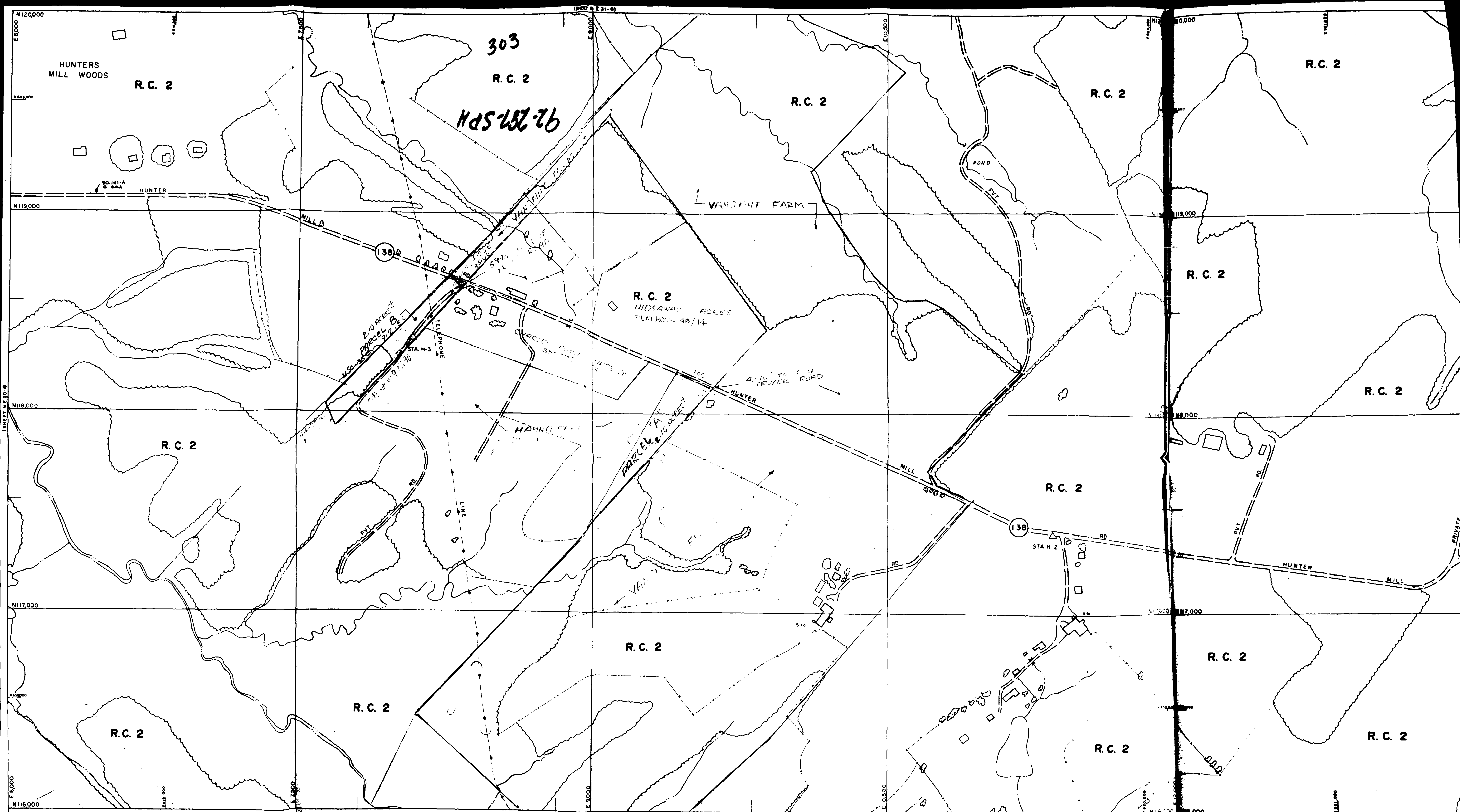
92-287-SPH

303

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	EAST OF	N.E.
DATE OF PHOTOGRAPHY	HUNTERS MILL	30-B
JANUARY 1986		



11-NW  
NN-SW

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
EAST OF  
HUNTERS MILL

SHEET  
NE  
10-B

11-NW 11-NE  
11-NW

1988 COMPREHENSIVE  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
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